

Potential Rental Income

19 Maple (two-family):

Each Unit has a gas range, refrigerator, washer and dryer. The Landlord pays for water, trash, heat and hot water. The Tenant pays electric and cooking gas. There are separate meters.

The A Unit – First floor, and updated two bedrooms with one bath, 962 square feet, with one car garage attached, is currently occupied by the owner. Potential rental income of \$1,950 per month.

The B Unit – Second floor, two bedrooms with one bath, 810 square feet, with one car garage attached, is currently rented until June of 2025. Current rental income of \$1,545 per month.

21 Maple (cottage):

An oversized studio with updated bath and walk-in closet is 490 square feet and includes a range, refrigerator and furnished. The Landlord pays for water and trash. The Tenant pays for electric (unit is all electric). Currently rental income of \$2,150 on a month-to-month basis.

23 Maple (third floor only):

An updated two bedroom with one bath apartment with a kitchenette (includes a refrigerator and microwave) is 744 square feet. Can easily be upgraded with an electric range. The apartment is currently heated by space heaters (as a supplement). Currently occupied by the owner. The Landlord pays for all expenses. The potential rental income of \$1,600.

23 Maple (main house):

A modestly updated 6 bedrooms, 3.5 bath manor house is 5797 square feet on two floors with grand entry hall, living and dining rooms, a veranda, eat-in-kitchen, breakfast room, recreation room, screen-porch and full unfinished basement – appointed with hardwood floors and many architectural details. The potential rental income is \$6,500 - \$7,500 per month.

Potential Rental Income: \$176,850 gross annually.